

June 22, 2018

To: Planning and Zoning Commission
John Collier

Subject: P&Z meeting review/minutes

Commissioners, the following is a synopsis review/minutes of the P&Z meeting of June 19, 2018.

Attendees: Maurice McGrath, Dick Trask, Allen Sangree, George Cardwell, Lynn Ekelund
David Allin, Larry Lieberman, Don Mazzeo
Seth Thompson, Town Solicitor

Meeting called to order by Chairman Mr. Trask

Motion to accept agenda, made by Mr. Mazzeo, seconded by Mr. Cardwell
Passed unanimously.

Motion to accept synopsis minutes of special meeting, May 1, 2018, made by Ms. Ekelund seconded by Mr. McGrath.
Passed unanimously.

Public Hearing presentation-Special permitted use application submitted by Dean Sherman (old Napa building) for contractors yard, and discussion.

Motion to close public hearing made by Mr. Mazzeo, seconded by Mr. Cardwell
Passed unanimously.

New business: Discussion regarding special use application at 221 Milton-Ellendale Hwy.

Motion to approve with conditions that application is (1)reviewed in one year, (2)parking spaces are delineated in front of building, (3)fire department will be provided with MSDS,and updated as needed, for stored materials, (4)a Knox box is installed, (5)esthetically pleasing screening is provided facing Rt 16 and post office views, made by Mr. McGrath, seconded by Ms. Ekelund.
Passed unanimously.

Public Hearing presentation-Conditional use to operate nursery/landscaping business at 704 Chestnut Street (by Patsy Ciala)

Comments by public included, but limited to, poor fencing surrounding property, rodent issues, odors from stored grass clippings, excessive piles of yard waste/tree branches, rear portion of property in disarray from storage of large amount of pavers/blocks. Photos and letters from surrounding residents were submitted for the record and Commission review.

Motion to close public hearing made by Mr. Mazzeo, seconded by Ms. Ekelund.
Passed unanimously.

New business: Discussion of Conditional use at 704 Chestnut St, to operate a nursery/landscaping business identified additional issues of: off-site parking not within code, safety conditions regarding magnitude and arrangement of stored block, potential lot line and set-back issues, along with general comments regarding a business of this nature within an R1 zone.

After additional comments from surrounding property owners, and a willingness of applicant to potentially to take correction action,

Motion made by Mr. Mazzeo, seconded by Mr. McGrath, to table this application, holding the record open for 60 days to allow the applicant and surrounding property owners to discuss the situation, and provide the Commission with an agreed upon set of conditions for potential approval. The Commission is not bound to these conditions, and retains the right and responsibility to add, modify or dismiss any or all conditions prior to making recommendation to Mayor and Council.
Passed unanimously.

Motion to adjourn made by Ms. Ekelund, seconded by Mr. McGrath.
Passed unanimously.

Submitted by:

Donald Mazzeo
Secretary-Planning and Zoning Commission